



9 Nevis Road

Kinlochleven, PH50 4RX

Guide Price £98,000

Fiuran
PROPERTY

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9 Nevis Road is a beautifully presented 2 Bedroom ground floor Flat in the popular village of Kinlochleven, offering spacious accommodation in a traditional layout. With well-maintained enclosed garden, it would make an ideal purchase for first time buyers, a wonderful family home or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Very desirable ground floor Flat
- With mountain views
- Well presented & in walk-in condition
- Entrance Hallway, Lounge, Kitchen/Diner
- 2 double Bedrooms and Bathroom
- Modern Wi-fi controlled electric heating
- Private enclosed garden with timber shed
- Free on street parking to the front
- Easy walking distance to local amenities
- Excellent transport links
- Ideal purchase for first time buyers
- Wonderful family home
- Perfect buy-to-let investment
- Council Tax Banding - A



9 Nevis Road is a beautifully presented 2 Bedroom ground floor Flat in the popular village of Kinlochleven, offering spacious accommodation in a traditional layout. With well-maintained enclosed garden, it would make an ideal purchase for first time buyers, a wonderful family home or a buy-to-let investment.

The accommodation comprises of the Entrance Hallway, Lounge, Kitchen/Diner, 2 double Bedrooms and Bathroom.

In addition to its convenient location, 9 Nevis Road is fully double glazed and benefits from modern Wi-fi controlled electric heating. It is set within enclosed private garden grounds. Free on street parking is at the front of the property.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the steps at the front of the property into Kitchen or at the side into the Hallway.

HALLWAY 3m x 2m (max)

With radiator, fitted carpet and doors leading to the Lounge, Bedroom One and the Bathroom.

LOUNGE 4.6m x 3.6m (max)

Bright & spacious room with window to the front elevation, 2 storage cupboards (1 housing the hot water tank), radiator, fitted carpet and doors leading to the Kitchen and Bedroom Two.

KITCHEN 3.5m x 2.3m

With newly fitted modern grey gloss base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Flavel electric cooker, stainless steel extractor hood, tiled splashbacks, undercounter fridge, undercounter freezer, washing machine, window to the front elevation, vinyl flooring and door leading to the Lounge.

BEDROOM ONE 3m x 3m

With window to the rear elevation, radiator and fitted carpet.

BEDROOM TWO 3m x 3m (max)

With window to the rear elevation, radiator and fitted carpet.

BATHROOM 2m x 1.8m

Fitted with a white suite comprising bath with electric shower over, wash basin set in a vanity unit, WC, heated towel rail, vinyl flooring and frosted glass window to the front elevation.



EXTERIOR

The front garden is enclosed with a timber fence and houses a timber shed. Laid partly with grass and partly with paving slabs and with ample space for garden furniture for dining alfresco and for enjoying the countryside views. There is an enclosed area to the side of the property laid with gravel, a private area with space for further garden furniture. There is on street parking to the front of the property.

KINLOCHLEVEN

Kinlochleven lies in an idyllic setting at the head of Loch Leven, approximately 7 miles from Glencoe and 21 miles South of Fort William. It is surrounded by some of the most dramatic and beautiful mountain and loch scenery in Scotland, and offers a range of facilities including a Library, nursery, primary and secondary schools, well attended community centre, hairdressers, doctor's surgery and supermarket. There are also restaurants, bars, tea-rooms, and a regular bus service into Fort William. The area offers a large range of sports and outdoor activities, including winter sports, climbing & hill walking and is on the West Highland Way, mountaineering, fishing & water sports, mountain biking and golfing. The surrounding area is the Outdoor Capital of the UK and attracts visitors all year round.



9 Nevis Road, Kinlochleven



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage.

Council Tax: Band A

EPC Rating: E47

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William head south on A82 for approx. 12 miles, at North Ballachulish turn left onto B863 signposted for Kinlochleven, Continue along this road for approximately 7 miles. At the bottom of the viaduct take 5th right onto Nevis Road. Number 9 is second last lower Flat on the right and can be identified by the For Sale sign.

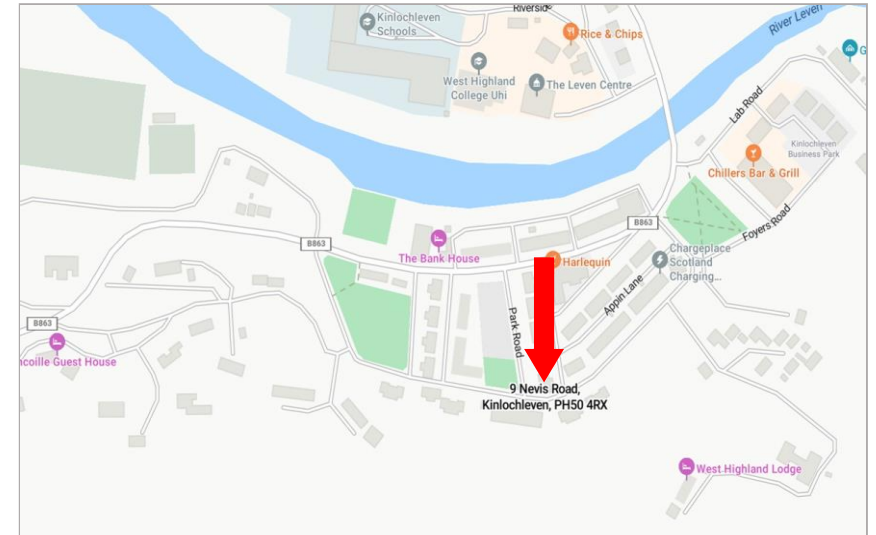
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



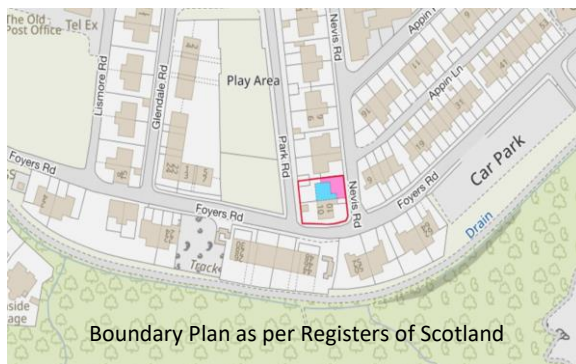
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PROPERTY

T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP



Elevated views above Loch Leven
and Kinlochleven

